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**To:** DA Submission Mailbox  
**Subject:** Online Submission

16/01/2025

DR Andrew Berry  
59 Melwood AVE  
Forestville ACT 2087

**RE: Mod2025/0002 - 69 Melwood Avenue FORESTVILLE NSW 2087**

I object to the modified proposal for two reasons:

(1) Parking

Background: Parking near 69 Melwood Avenue is difficult on weekends and evenings due to use of the Melwood Playing fields. Both sides of the road are commonly parked out, it can be very difficult to get in or out of driveways, and movement is slow due to the constriction of the road by parked cars, the passage of buses (Melwood Avenue is part of the bus route), the number of cars looking for parking, and parents and children trying to cross the road. A major traffic incident is "waiting to happen". A seniors housing development cannot add to the traffic congestion on Melwood Avenue and must provide adequate parking.

The following three points relate to the number of car park spaces to be included in the development.

(a) The original DA proposed 13 car spaces for 19 bedrooms (5 x 3 bedrooms + 2 x 2 bedrooms).

The approved DA seems to include 9 car spaces for 17 bedrooms (3 x 3 bedrooms + 4 x 2 bedrooms). Based on the Car Parking Schedule for Warringah DCP 2011 (if this document still applies) the number of spaces does not comply.

The modified DA proposes either 10 or 11 spaces (see(c) below) for 18 bedrooms.

Would Council please ensure that the number of car spaces complies with policy (including provision of visitor spaces).

(b) It is unclear how many car spaces are proposed in the modified plans. The Statement of Environmental Effects report by Boston Blyth Fleming states "car parking for 11 cars" (page 1), whereas the Traffic Impact Assessment report by PDC Consultants states "A total of 10 car spaces provided on Level 1" (page 1). The information in the two reports is inconsistent and one or both of the reports need to be resubmitted after taking into account the correct number of car parking spaces.

Would Council please ensure that all reports are based on a consistent number of car spaces.

(c) Given that the proposal is for seniors housing it is essential that there are sufficient parking

places for visiting medical practitioners (in addition to the usual family and friends).

Would Council please ensure that there is sufficient on site visitor parking for a seniors development.

(2) Increase in the number of bedrooms.

The original DA was for 19 bedrooms (5 x 3 bedrooms + 2 x 2 bedrooms). The court approved DA was for 17 bedrooms (3 x 3 bedrooms + 4 x 2 bedrooms). The attempt now to increase the size of the development to 18 bedrooms (4 x 3 bedrooms + 3 x 2 bedrooms) appears to be a cynical attempt to bypass what was decreed and get closer to the original vision.

I believe that the approved development (17 bedrooms) is too large for the community and inconsistent with the neighbourhood, but accept the decision of the NSW Land and Environment Court. However, please don't allow the size of the development (as measured by the potential occupancy) to now be increased.